

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
DRAFT MINUTES  
20 APRIL 2010

Members Present: Lawrence, Castell, Gadsden, Groppa, Brown, Macdonald, Hughes.

Staff Present: Keating

1. ARB # 16-2010

Melting Pot, Grove Street, CBD Zone.  
Request for outdoor dining.

James Layfield, General Manager for The Melting Pot presented proposed furniture for outdoor dining in the courtyard of the Grove Street Plaza adjacent to the restaurant. The proposed wrought iron tables and chairs will compliment the dining furniture currently in use for the adjacent Espresso Neat café. The proposal includes 4 tables 36" diameter in charcoal wrought iron (Waymar MT29-36DM) with NSF approved table tops, and 16 wrought iron side chairs (C-816), all in Textured Charcoal. Also included are 7' umbrellas in Heather beige sunbrella fabric for each table, with Decorative Umbrella bases (B-120) to match the tables. To comply with the CT Liquor Control Board guidelines, the seating area might be required to be cordoned off when alcohol is being served. The proposal includes airport style retractable belt stanchions in black, which can be removed at the end of each business day.  
The proposal was approved.

2. ARB #12-2010

Harper's Restaurant & Bar, 319 Boston Post Road, SB-E and R-1/2 Zones.  
Proposing a wall sign and a pole sign.

Ivo Granata of Granata Signs presented a proposed road post with a carved cedar sign, in satin black with gold leaf letters, 1'-7 1/2" high x 3'-7 3/4" wide. The sign post will be mounted 5 feet from the road. The proposed black post is 4" x 4" square. The Board recommended that the applicant consider using a heavier post (6" x 6") to better compliment the scale of the proposed sign. The sign is to be lit from below by spotlights in the ground. It was recommended that the post be moved further east to allow room to accommodate the spotlights and to have them angle away from the street.  
The Board supports an application to the ZBA for a variance.

3. ARB #15-2010

Darien Sport Shop, 1127 Boston Post Road, CBD Zone.

Neil Hauck, Architect presented a proposal for the Darien Sport Shop to repaint the building, install new awnings, and install new signage. The proposed painting plan calls for a two tone scheme, with the body of the building to be painted Benjamin Moore

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
DRAFT MINUTES  
20 APRIL 2010  
Page 2 of 4

Valley Forge Tan (AC-35) and the projecting ground floor bays painted a lighter color, Benjamin Moore White Dove (OC-17). The proposed 2 color scheme will have the effect of reducing the scale of the building as well as coordinating with the new awning fabric. The proposed awning fabric (Sunbrella) is a taupe/forest green/white stripe. Regarding the proposed signage, there are two proposed, internally illuminated, halo lit signs, one facing the garden and the other fronting the Post Road. The other two signs require a variance as the letters are over-sized to relate to the 18 foot wide expansive wall on which they are mounted. The proposed letters are bronze to match the existing bronze on the building. The Darien Sport Shop sign on the parking lot façade may require spotlights for evening illumination. The applicant may come back at a later date with a lighting proposal for that sign if necessary. The Board approved the painting and awning plans, and supports an application to the ZBA for variances.

4. ARB #17-2010

Village Cleaners, 9 Tokeneke Road, CBD Zone.

Proposing a wall sign.

Chang Yang presented a proposal for a new wall sign mounted on the façade above the Village Cleaners storefront. The proposed sign board is 2' high x 12' wide, with 8" high letters and a 12" high logo. The Board recommended that the applicant increase the letters to 10" high and requires that the logo be reduced to 10" high to improve the overall design, legibility and scale of the sign's graphics. The sign has an alpine green background with engraved gold leaf letters. The Board recommended that the sign be mounted lower on the façade, directly over the storefront in the existing fascia area, in line with the awnings of the adjacent store. This placement of the new signboard would be in keeping with the other storefronts along Tokeneke Road and provide a welcome sense of visual continuity along the street.

The proposal was approved.

5. ARB #18-2010

Wild Birds Unlimited, 356 Heights Road, DC Zone.

Proposing a wall sign.

Joseph Warren, owner, presented a proposal to install a new wall sign for the Wild Birds Unlimited Nature Shop. The proposed sign is 12" high x 72" long, fabricated with a green PVC background with white lettering. The sign is to be mounted above the storefront window in the existing sign band area. The Board recommended that the applicant consider selecting a somewhat bolder font style for "Wild Birds Unlimited" to increase visibility from the street.

The proposal was approved.

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
DRAFT MINUTES  
20 APRIL 2010  
Page 3 of 4

6. ARB #19-2010

Old Round Hill Development LLC, 934 Boston Post Road, CBD Zone.

Proposing modifications of the building façade and a substantially new façade on the Center Street side of the property.

Wilder Gleason, Attorney, presented a proposal to renovate the building to accommodate a restaurant on the first floor of the building fronting the Post Road and Tokeneke Road, with courtyard dining and a small bakery facing Center Street. In order to avoid parking regulations for the site, the applicant is proposing to remove a 25 foot rear portion of the building, construct a new addition and façade along Center Street, and create a courtyard for outdoor seasonal dining in the existing paved parking area.

The Board reviewed the proposed preliminary design and made several design recommendations. On the Old Center Street elevation: replace large 2<sup>nd</sup> floor windows with 6 over 1 DH windows to match existing; consider multi-paned storefront windows on ground floor; on ground floor entrance doors replace multi-paned glass with single glass panels; eliminate transoms above doors; modify cupola design to make it lower and broader to reflect the scale of the building. On the Courtyard elevation, replace gothic windows and fixed windows with DH windows to match existing; and eliminate multi-paned entrance doors. The applicant will come back next month with design modifications and detailed elevation drawings, a revised landscaping plan, and materials samples and colors.

7. ARB # 20-2010

Zotos International, 100 Tokeneke Road, DOR-5 Zone.

Proposing a new street address sign and new identification sign.

Jason Kurtzman of JK Signs, presented a proposal for a replacement street address monument sign and install a new identification sign near the building. The proposed street sign is a stacked natural stone monument sign with a brass plate plaque with black acid etched letters. The stone base is 30" high x 72" wide, with a brass plate 10" high x 65" long; the letters are 4.5" high (street address only, 100 TOKENEKE ROAD). The proposed identification sign installed near the building, has a stacked stone contoured base 4' high x 8' wide x 16" D; the brass inset plate is 3' x 5' with 6 ¾" letters (ZOTOS) and a 21 ¾" logo. A variance from the ZBA is needed for the large logo on this proposed identification sign. The Board commended the designer for the design, but recommended that the registered mark '®' be eliminated, as it detracts from the purity of the overall design.

The proposal for the street sign is approved, and the Board supports an application to the ZBA for a variance.

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
DRAFT MINUTES  
20 APRIL 2010  
Page 4 of 4

8. Wilder Gleason discussed temporary signage for Exit 11, rather than the overhead sign mast assembly approved by the CT State Traffic Commission. The temporary directional signs will be installed at the bottom of the Exit 11 ramps as an alternative to the overhead mast signs required by the state. Wilder Gleason recommended that the Board watch for the installation of the temporary signs next month, and asked the Board to consider if the design and scale of the temporary signs are preferable to the large scale overhead mast arm signs. The Whole Foods Market would look to the ARB for a letter of support to retain the temporary small sign posts in lieu of the overhead mast arm signs.

9. Approval of Minutes  
16 March 2010 Regular Meeting.  
The minutes were approved as submitted.

Respectfully submitted,

Rita Gadsden